

782
SARTAIN & STEPHENS BUILDERS
Grantors

To

WARRANTY DEED

JAMES A. OWENS and wife, KATHERINE A. OWENS
Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, SARTAIN & STEPHENS BUILDERS, A Partnership, being the undersigned Grantors, do hereby sell, convey and warrant unto the above Grantees, JAMES A. OWENS and wife, KATHERINE A. OWENS, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

4.9935 Acre Tract of land being known as Lot No. 1 of the Brandy Hill Subdivision being located in Section 20, Township 1 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Begin at the southwest corner of Lot No. 10 of Melwood Subdivision, said point being also the southeast corner of Lot no. 1, Brandy Hill Subdivision; thence North 89° 33' 53" West 705.39 feet to a point; thence North 35° 17' 11" East 165.21 feet to a point; thence North 38° 27' 59" East 98.25 feet to a point; thence North 68° 08' 00" East 486.15 feet to a point; thence North 15° 11' 33" East 270.39 feet to a point; thence South 87° 24' 50" East 50.0 feet to a point in the westerly line of Jeannie Drive; thence South 02° 01' 10" West 657.30 feet with the westerly line of Jeannie Drive and the westerly line of Lot 10 of Melwood Subdivision to the point of beginning containing 4.9935 acres of land being subject to all codes, subdivision covenants and revisions, easements and right-of-ways of record. According to survey made by Ben W. Smith, dated February 27, 1987.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1987.

WITNESS the signature of the Grantors this the 9th day of March, 1987.

SARTAIN & STEPHENS BUILDERS,
A Partnership

By: Lawrence Sartain
Lawrence Sartain, Partner

By: David E. Stephens
David E. Stephens, Partner

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named SARTAIN & STEPHENS BUILDERS, A Partnership, composed of Lawrence Sartain, Partner and David E. Stephens, Partner, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.
GIVEN UNDER MY HAND and seal of office this the 9th day of March, 1987.

My Commission expires:
November 28, 1987

Luan W. Johnson
Notary Public

Grantors' Address: P. O. Box 86, Horn Lake, MS 38637

Grantees' Address: 1765 Jeannie Drive, Southaven, MS 38671